



31 Beanland Gardens, Wibsey, Bradford, BD6 3PP

Offered with NO CHAIN is this WELL PRESENTED throughout MODERN TOWN HOUSE. Occupying a pleasant cul de sac plot and forming part of this ever popular 'Persimmon Homes' small development. Currently providing TWO BEDROOM accommodation and we feel this will appeal to a variety of buyers. We recommend a detailed viewing to fully appreciate. Benefits include gas central heating, UPVC double glazing, parking and gardens.

£134,995

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ENTRANCE HALL

Cloakroom off and stairs leading to the first floor

CLOAKROOM

Sink and W.C

LOUNGE 13'9" max x 9'9" (4.2m max x 2.97m)

Useful under stair store

DINING KITCHEN 13' x 7'11" (3.96m x 2.41m)

Fitted kitchen with a selection of wall and base units, worktops with splashback, oven hob and extractor. Plumbing for washer and patio doors leading to the garden

FIRST FLOOR

BEDROOM ONE 13' x 8'11" (3.96m x 2.72m)

Two windows and cupboard over stairs

BEDROOM TWO 13' (3.96) x 7'5" (2.26) max overall

Two windows

BATHROOM

Three piece suite with shower over panelled bath, sink and W.C

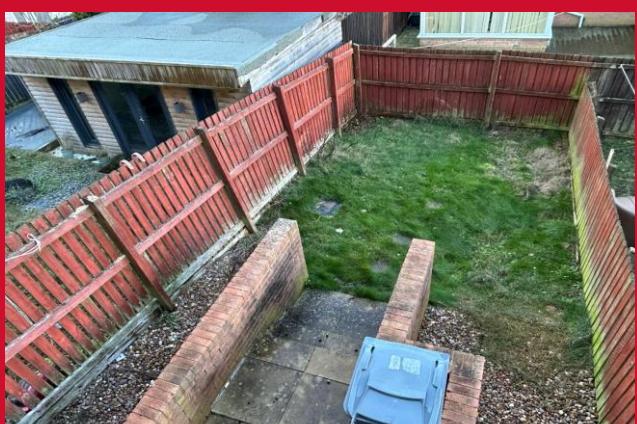
OUTSIDE

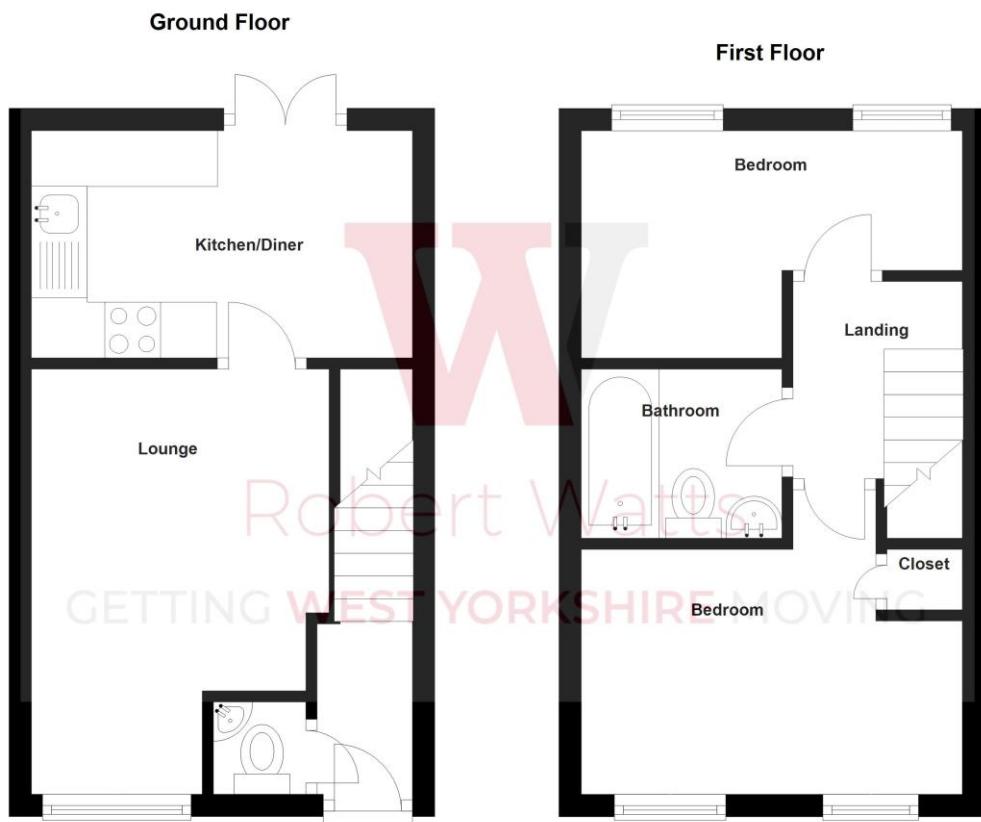
Off road parking to the front. Pleasant enclosed gardens to the rear

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T 01274 601119 E wibsey@robertwatts.co.uk W robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RW Estate Agents t @robertwatts_

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